

# whiteley helyar



*880 ft<sup>2</sup>*



*2 bedrooms*



*shower room*



*garage*

Guide Price                      £600,000

8 Clan House, Sydney Road, Bath, BA2 6NS



A spacious second floor 2 bedroom apartment (served by a lift) in this select development, refurbished to a very high specification and enjoying fabulous widespread views across the beautifully tended gardens and to the city centre beyond.

### ACCOMMODATION

2 double bedrooms  
large living room  
well fitted kitchen  
balcony  
garage

shower room  
dining area  
cloakroom  
gas fired heating and double glazing  
additional visitor parking

### EXTERNALLY

The apartment stands in delightful and extensive communal, park-like gardens. They are beautifully tended and mostly laid to lawn with various mature shrubs, bushes, trees and hedging. There is a single garage together with a number of visitor parking spaces and a refuse/recycling room.

### LOCATION

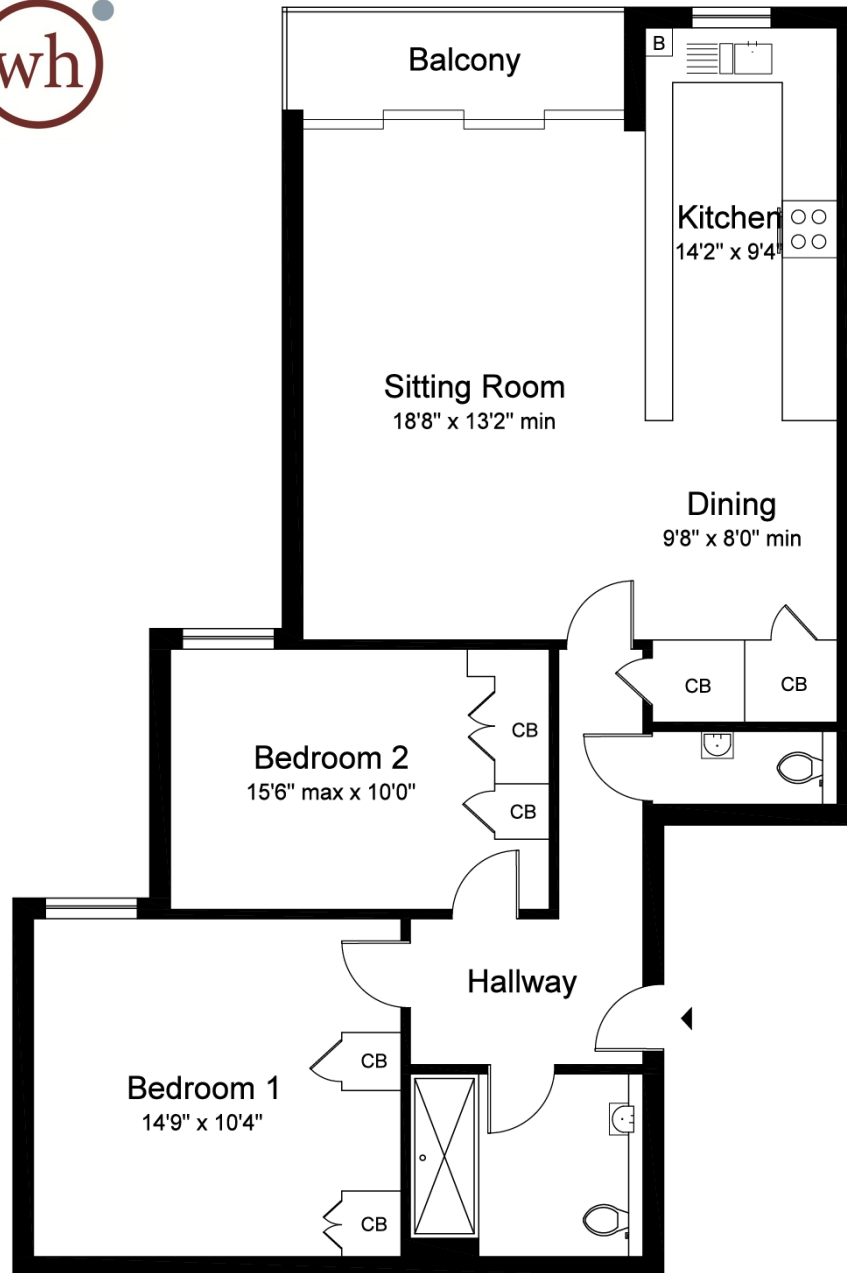
Clan House enjoys an enviable location, adjacent to the Bath Spa Hotel and Sydney Gardens. The city centre - with its railway station, Bath Rugby and countless shops and amenities - is just a short (fairly level!) walk away, whilst lovely strolls around Henrietta and Sydney Gardens, along the Kennett and Avon Canal towpath, or through fantastic National Trust Woodland and fields are all close at hand.



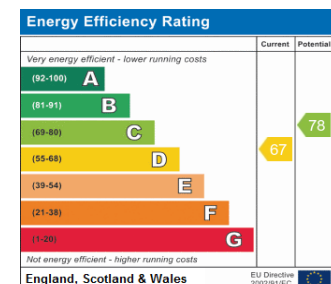








Approx. Gross Internal Floor Area excluding balcony:  
880 sq.ft. (81.75 sq.m)  
For indicative purpose only, not to scale.  
8 Clan House, Sydney Road, Bath



**Tenure: Share of freehold**  
**Length of lease: 999 years from 1974**  
**Annual service charge: £870 per 1/4**  
**Council tax band: 'E' £2,706.67**